



Minutes from Board Meeting No. 87 The Housing Agency

Date	22 nd September 2020	
Venue	Video Conference Call	
Time	11.00am	
Chaired	Michael Carey	
Board Members	Tony O'Brien, John O'Connor, Donal McManus, David Duffy, Fiona Lawless	
Apologies	Frank Curran, Barry Quinlan, John Burke	
Attendees	Ruth Owen (FEANTSA), David Silke and Ciara Galvin	
Minute Taker	Ciara Galvin	
	Decision	Action
1	Preliminaries	
1a	Minutes of Meeting #86 22nd Sept 2020 Minutes agreed subject to inclusion of details regarding the recoupment of funds from Fingal County Council.	
1b	Matters Arising Reported and noted.	
1c	Declaration of Interests The Chairman reminded members of the importance of independence and their duty regarding The Housing Agency, reiterating that input and decision making is for the Housing Agency itself, individual experience and representatives' backgrounds are important, however decisions must be in the interest of the Agency. Members were provided the opportunity to declare any interests. None were reported.	
1d	Chairman's Opening Statement Michael Carey opened the meeting by noting the main highlight in the past month being Budget 2021, providing clarity of the level of funding for housing and The Housing Agency. It is now important to convert governments targets into our own targets. It was reported that John Burke has moved from DPER to Department of the Environment, Climate and Communications, and as such John is formally resigning from the Board. The Chairman thanked John for his service and input as a member of the board for the past number of years.	Issue letter to John Burke

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2	Board Discussions	
2.a	<p>Homelessness in Europe, Ruth Owen, Deputy Director, FEANTSA Ruth Owen, Deputy Director FEANTSA joined the meeting, presenting homelessness issues from a European perspective including evidence-based solutions (such as Housing First) with case study examples. The presentation also highlighted the effects of COVID 19 and homelessness including examples of innovative measures undertaken by some state authorities to mobilise self-contained homes.</p> <p>A discussion followed the presentation in respect of Cost rental models, specifically the importance of linking social housing and homelessness, to enable all levels of society obtain affordable housing.</p> <p>Mortgage to Rent was also discussed as a scheme focusing on the prevention of homelessness. Ms. Owen noted that Ireland was ahead of other European countries focused on this type of remedy relating to mortgage arrears.</p> <p>Other items discussed included statutory preventative measures in Wales and England, families in homelessness, Covid moratoriums on evictions, and the effects of increased domestic violence creating homelessness.</p>	
2b	<p>Budget 2021 John O' Connor provided an outline of the housing Budget for 2021 emphasising where The Housing Agency will have an impact.</p> <p>Resource capability of the Agency was discussed. It was noted that it would be essential to undertake a risk analysis, understand the impact of potential administrative roles and consider resourcing.</p> <p>The Board also discussed the build programme and delivery of 9,500 homes for 2021. Support from the Agency includes some turnkey developments and working with the Housing Delivery Office in the LGMA to identify larger developments.</p> <p>It was noted that the target for building in 2021 is the highest annual target in the history of the state, and this should be closely monitored. It was recommended that liaison take place with the CCMA.</p>	Liaise with CCMA
2c	<p>Land Aggregation Scheme John O' Connor reported that the C&AG issued special report which included a chapter on the Land Aggregation Scheme. An update was provided in respect of the Agency's land bank.</p>	

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	<p>It was noted that some lands are not suitable for housing development, and proposals on the best use of these lands will be prepared for consideration by the Board.</p> <p>It was recommended the Agency liaise with local authorities where lands are held to understand their overall land development opportunities and maximise the best use of the lands.</p> <p>Following a C&AG recommendation in 2019 it was agreed to establish formal agreements with Local Authorities where they were managing Agency lands at local level. Executive to report back to the Board on the progress of this.</p>	<p>Draft Proposals for the Board</p> <p>Liaise with Local Authorities</p> <p>Report back to the Board</p>
3.	Finance Reports	
3a	<p>Management Accounts 30th Sept 2020</p> <p>David Silke provided an update in relation to the 2019 audit, reporting that the C&AG have come back to the executive with a further query relating to the capital reserves. A change to the Capital reserves has now been proposed to reallocate administrative costs from pyrite reserves to the revenue reserves.</p> <p>David Silke provided an update in relation to the management accounts to the 30th September 2020. The current cashflow projection is estimating a surplus of €1.5m. Discussions ongoing with the Department in respect of the final drawdown amount in 2020</p> <p>It was confirmed that the budget allocation for 2021 is €10.8m, with a further grant provided for the establishment of the Statutory Regulator.</p>	
3b	<p>Procurement Report 30th Sept 2020</p> <p>Report noted.</p>	
3c	<p>Delegated Levels of Authority</p> <p>It was agreed to revert back to the Audit and Risk Committee in respect of this item for their views.</p>	ARC to review delegated levels of Authority.
4	CEO Report	
4a	<p>Performance Report</p> <p>John O' Connor presented the performance report and highlighted remedies that are being implemented to increase the outputs. The concern in respect of the Acquisitions Programme is the lack of properties available. It was recommended that a review of the programme be considered, including options to redirect the funds for greater optimisation. It was noted under the LA Acquisitions delivery stream, that one development due for completion in 2020 would not be complete until 2021.</p>	Acquisitions Review

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	Under Mortgage to Rent, there was an increase in cases completed during September. A review has commenced and is due for completion prior to the end of 2021.	
4b	<p>CEO Monthly Report</p> <p>John O' Connor provided an outline of the monthly report noting that:</p> <ul style="list-style-type: none"> ▪ Achievement of 2,000 homes under the Pyrite Remediation Scheme, and the expansion of the scheme to include a small number of properties in Limerick, ▪ Update on Business Continuity, ▪ The role as Project Chair for a development in South Dublin County Council, ▪ Recruitment has been going well with recourses increasing steadily and on target to reach 125 employees by the end of 2020. ▪ Communications – hosting of webinars on several topics is ongoing with strong attendance. 	
4c	<p>Risk</p> <p>David Silke presented the principle risks. Noting there was upward movement in respect of one risk on the corporate risk register in respect of the transition to a Statutory Regulator.</p>	
5.	Committees and Advisory Panels	
5a	<p>Homelessness Advisory Panel</p> <p>It was confirmed that the notes from the advisory panel session held in September are available on Decision Time.</p>	
5b	<p>Research and Insights Advisory Panel</p> <p>The first meeting of the research and Insights Advisory Panel was due to be held on the 27th of October but unfortunately was postponed to early November.</p>	
6	<p>AOB</p> <p>None</p>	
7.	<p>Meeting without the Executive Present</p> <p>An update was provided in relation to the recruitment process for the CEO post, with confirmation that the request for sanction issued to the Department with a swift response expected. It was noted that the tendering process for the recruitment of consultancy services was to take place as soon as possible through PAS.</p>	

Chairperson

Date

Appendix

Action Items arising from Board Meeting No. 87

Housing Agency

	Area	Summary of Decision/Action	Responsibility/Timeframe
1.	Board Membership	Issue letter to John Burke	Ciara Galvin October 2020
1.	Housing Delivery 2021	Liaise with CCMA regarding the social housing delivery targets for 2021	John O' Connor/Jim Baneham
2	Land Aggregation Scheme	a. Draft Proposals for the Board in respect of sites not deemed suitable for housing b. Liaise with Local Authorities regarding lands c. Report back to the Board in respect of lands managed by local authorities.	Jim Baneham
3	Delegated Levels of Authority	ARC to review delegated levels of Authority.	Ciara Galvin
4	Acquisitions	Review of Programme	Jim Baneham
5	Research and Insights Panel	To be scheduled for early November	Ciara Galvin